121.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,900 / 870,900
					USE VALUE:	870,900 / 870,900
					ASSESSED:	870,900 / 870,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LAKEVIEW, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKAY SCOTT--ETAL	
Owner 2:	NEED LAURA R	
Owner 3:		
Street 1:	16 LAKEVIEW	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,905 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Clapboard Exterior and 1822 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3905.000	387,100	400	483,400	870,900
Total Card	0.090	387,100	400	483,400	870,900
Total Parcel	0.090	387,100	400	483,400	870,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.99 | /Parcel: 477.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,100	400	3,905.	483,400	870,900	870,900	Year End Roll	12/18/2019
2019	101	FV	295,700	400	3,905.	510,300	806,400	806,400	Year End Roll	1/3/2019
2018	101	FV	304,500	0	3,905.	376,000	680,500	680,500	Year End Roll	12/20/2017
2017	101	FV	304,500	0	3,905.	359,900	664,400	664,400	Year End Roll	1/3/2017
2016	101	FV	304,500	0	3,905.	333,000	637,500	637,500	Year End	1/4/2016
2015	101	FV	288,400	0	3,905.	279,300	567,700	567,700	Year End Roll	12/11/2014
2014	101	FV	288,400	0	3,905.	272,900	561,300	561,300	Year End Roll	12/16/2013
2013	101	FV	288,400	0	3,905.	260,000	548,400	548,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER GRAHAM C	22866-577		1/28/1993		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2013	1798	Re-Roof	12,600	C				
5/16/2002	381	Alterati	87,250	O		G4	GR FY04	REMODEL KIT/DINING
4/29/2002	295	Wood Dec	10,000	C				8X10 DECK-REAR

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Inspected	BS	Barbara S
4/28/2018	Inspected	HS	Hanne S
12/12/2008	Meas/Inspect	163	PATRIOT
4/10/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
9/1/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3905		Sq. Ft.	Site		0	90.	1.38	10									483,434						483,400	

Total AC/HA: 0.08965 | Total SF/SM: 3905 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 483,434 | Spl Credit | Total: 483,400

PRINT

Date	Time
12/10/20	23:50:22

LAST REV

Date	Time
06/18/18	14:14:06

apro

9347

User Acct / GIS Ref / GIS Ref / Insp Date

77856

05/16/18

!9347!

USER DEFINED

Prior Id # 1:	77856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29417181
Const Adj.:	0.99980003
Adj $ / SQ:	161.739
Other Features:	101140
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475546
Depreciation:	88452
Depreciated Total:	387095

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

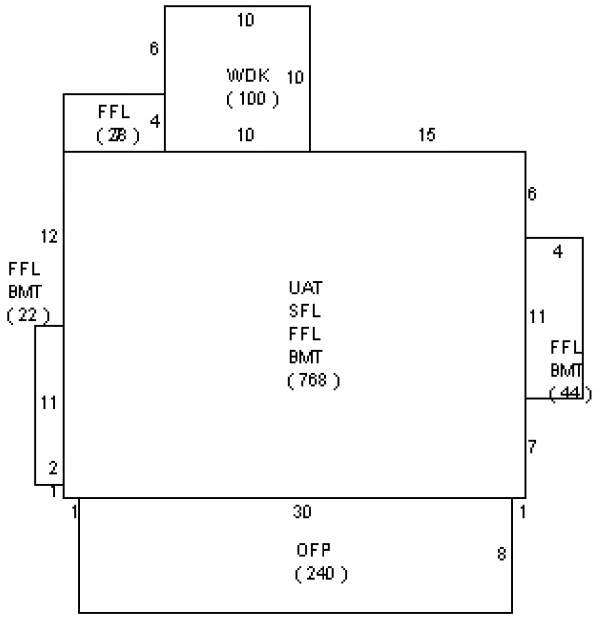
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.91
Special Features:	0	Val/Su Net:	132.89
Final Total:	387100	Val/Su SzAd	237.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	862	161.740	139,419
SFL	Second Floor	768	161.740	124,216
BMT	Basement	751	48.520	36,420
OFP	Open Porch	240	23.370	5,609
UAT	Upper Attic	192	124.540	23,912
WDK	Deck	100	16.000	1,600

Net Sketched Area:	2,913			Total:	331,176
Size Ad	1630	Gross Are	3572	FinArea	1822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90				
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400